

MM



*Lilac Cottage,
Bungay.*

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MCINTYRE**
ESTATE AGENTS

Lilac Cottage, Bungay.

Beccles - 6.2 miles

Halesworth - 8.6 miles

Norwich - 16.6 miles

Southwold - 16.8 miles

An exciting opportunity to purchase this charming Victorian Suffolk Brick Cottage situated in a most desirable position with walking distance of the Town Centre whilst enjoying views over the Waveney Valley. *Lilac Cottage* enjoys an enviable plot which further boasts off road parking & delightful front and rear gardens. Internally many original features remain whilst the accommodation offers three bedrooms, sitting room, kitchen diner and ground floor bathroom. The property is offered with No Onward Chain.



Property

Stepping through the front door we are welcomed by the entrance hall of this charming home. Stairs from here rise to the first floor whilst a door opens to the sitting room. The sitting room offers a warm welcome with our eye instantly drawn to the open fireplace housing the wood burning stove. A large window looks onto the front garden and open views beyond whilst filling the room with a surprising amount of natural light a theme that runs throughout the home. A cupboard conceals the modern gas boiler and a door opens to the kitchen dining room. In the kitchen we find an attractive 'Norfolk pantment' tiled floor which continues into the rear lobby. A large cupboard recess' below the staircase whilst a walk in pantry offers excellent storage. Fitted units are set below the window which looks onto the rear garden whilst an attractive feature fireplace houses a live gas fire. At the rear our lobby leads to the garden and continues to the bathroom completing the ground floor accommodation. Climbing the stairs we step onto the landing where doors open to all three bedrooms. Set to the rear we find a generous single room and small double room looking onto the garden and enjoying a view of the town's retired windmill. At the front we find the exceptional main bedroom, fitted storage and a wrought iron fireplace compliment the space whilst a large window takes in the far reaching views toward Earsham.







Outside

Approaching Lilac Cottage from the road a pedestrian gate opens between the attractive brick boundary wall and leads to a path that passes the attractive front garden and leads to the front door whilst to the side of the plot double gates open to provide off road parking. The garden is framed with established shrubs whilst two trees bring colour to the space. A gate to the side of the property opens to the rear garden which wraps around the side and rear of the property. This generous space is mainly laid to lawn and boasts a fortunate position enjoying sun throughout the day. A timber wood store is in place whilst at the foot of the garden two brick buildings boast power, light and water, currently serving as utility areas.

Location

This property is ideally located a short walk from the town centre of Bungay whilst boasting views to the front over the Waveney Valley toward Earsham. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains drainage.

Mains Electricity & Water.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR35 1HQ

Tenure

Vacant possession of the freehold will be given upon completion.

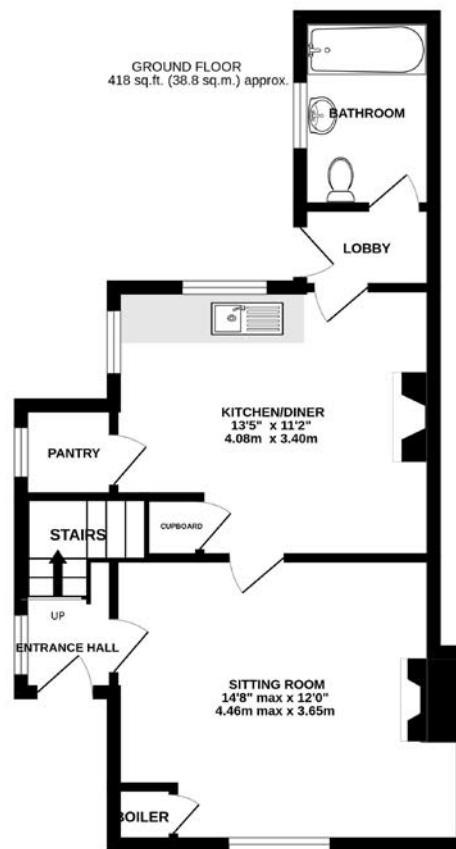
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

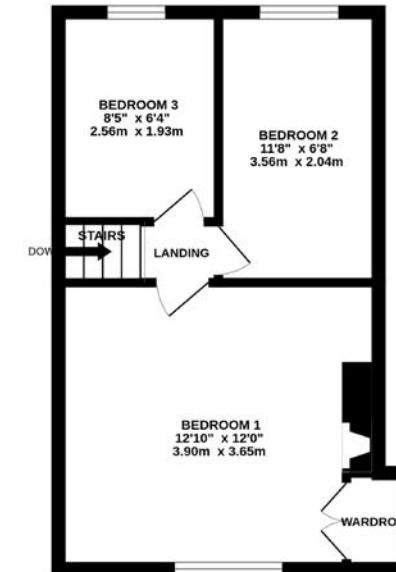
Guide Price: £310,000

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix c2023



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

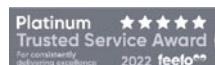


To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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